

**TREMONTON CITY CORPORATION
REDEVELOPMENT AGENCY
May 19, 2015**

Board Members Present:

Roger Fridal, Chairman

Diana Doutre, Board Member

Lyle Holmgren, Board Member

Jeff Reese, Board Member

Bret Rohde, Board Member

Byron Wood, Board Member

Shawn Warnke, Executive Director

Darlene Hess, Executive Secretary

Chairman Fridal called the Tremonton Redevelopment Agency Meeting to order at 7:41 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Fridal, Board Members Doutre, Holmgren, Reese, Rohde, and Wood, Executive Director Warnke, and Executive Secretary Hess. Also in attendance was Director Fulgham (left at 7:45 p.m.)

1. Approval of agenda:

Motion by Board Member Reese to approve the May 19, 2015 agenda. Motion seconded by Board Member Rohde. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Wood - aye. Motion approved.

2. Approval of minutes – April 7, 2015

Motion by Board Member Wood to approve the minutes of April 7, 2015. Motion seconded by Board Member Holmgren. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Wood - aye. Motion approved.

3. Public Hearing:

Chairman Fridal called a Public Hearing to order at 7:57 p.m. to consider adopting the Tentative Budget for the RDA. There was one person in attendance.

- a. To consider adopting the proposed Tentative Budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2015-2016 for RDA District #2 Fund – Downtown; Tremonton West Liberty Foods EDA 172; and Tremonton Freeway and Garland CEM (RDA #3) 197, for the period commencing July 1, 2015 and ending June 30, 2016.

There were no public comments. Chairman Fridal closed the Public Hearing at 7:58 p.m.

4. New Business:
 - a. Discussion and consideration of adopting Resolution No. RDA No. 15-02a adopting the proposed Tentative Budget entitled "The Redevelopment Agency of Tremonton City Annual Implementation Budget 2015-2016 for RDA District #2 Fund – Downtown; Tremonton West Liberty Foods EDA 172; and Tremonton Freeway and Garland CEM (RDA #3) 197” for the fiscal year commencing July 1, 2015 and ending June 30, 2016

Motion by Board Member Reese to adopt Resolution No. RDA 15-02a. Motion seconded by Board Member Wood. Roll Call Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Wood - aye. Motion approved.

- b. 2014 Tax Increment and Distribution – Shawn Warnke, Executive Director

- 1) Freeway Interchange Project Area

Manager Warnke noted the Freeway Interchange Project Area includes the corner of 1000 North and 1000 West. The 2015-2016 Fiscal Year will be the last year to collect tax increment in this Project Area. This Project Area has three obligations for repayment from the tax increment: 1) \$75K to Tremonton City for fiber optic infrastructure, 2) the remaining balance to MOM Brands for reimbursement for wastewater treatment capacity, 3) a loan to the RDA from Tremonton City’s utility fund, which will likely go unpaid, for infrastructure for water and sewer. The infrastructure has been a good investment for the City.

The City will not receive the \$75K funds from the Freeway Interchange Project Area for fiber optic infrastructure after the 2015-2016 Fiscal Year but will get the City’s portion of the property taxes in Fiscal Year 2016-2017 for the taxable value within this Project Area.

- 2) West Liberty Foods Economic Development Area

The West Liberty Foods Economic Development Area is in the seventh year and the RDA has three years remaining in which it will collect tax increment. Manager Warnke combined the Tax Increment Distribution and the annual report from item 4 (c). This year the Project Area received \$1.4M, with 20% retained by the RDA for Affordable Low Income Housing Projects which equated to approximately \$289K. . The RDA is using the Funds, along with some funds from the County and from grants for the Neighborhood Improvement Program. The program provides new roofs for low income homeowners. There has not been a good response to the Neighborhood Improvement Program yet within

Tremonton City. The income limits were changed to allow more to qualify.

The other 80% was distributed to West Liberty Foods and/or Millard Refrigeration depending on the percentage of tax paid. Millard Refrigeration received a check for approximately \$126K. Manager Warnke stated that approximately \$1M was distributed back to West Liberty Foods.

Councilmember Rohde asked if the program is limited to residents in City limits. Manager Warnke explained that these funds had to be used in the City limits; however, Box Elder County has funds available to help with improvements for homes in the County.

- c. 2014 Annual Agency Reports – Shawn Warnke, Executive Director
 - 1) Freeway Interchange Project Area
 - 2) West Liberty Foods Economic Development Area
 - 3) Tremont Center Community Development Project Area

These items were discussed above with item 4 (b)(2).

- 5. Calendar Items
 - a. Taxing Entity Committee Meeting scheduled for June 18, 2015 at 3:30 p.m. at the Tremonton City Offices
- 6. Adjournment

Motion by Board Member Doutre to adjourn the meeting. Motion seconded by Board Member Holmgren. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Wood - aye. Motion approved.

The meeting adjourned at 8:12 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Cynthia Nelson.

Dated this _____ day of _____, 2015.

Darlene Hess, Executive Secretary